

2013

# Development Activities REPORT



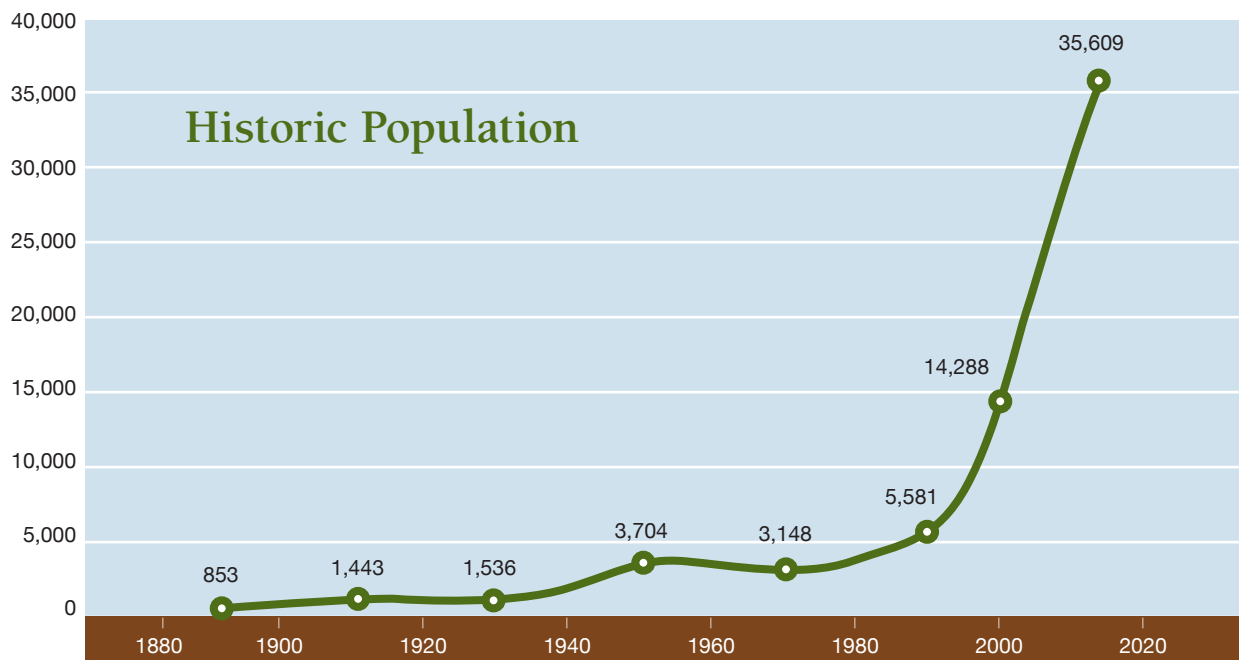
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WAKE FOREST

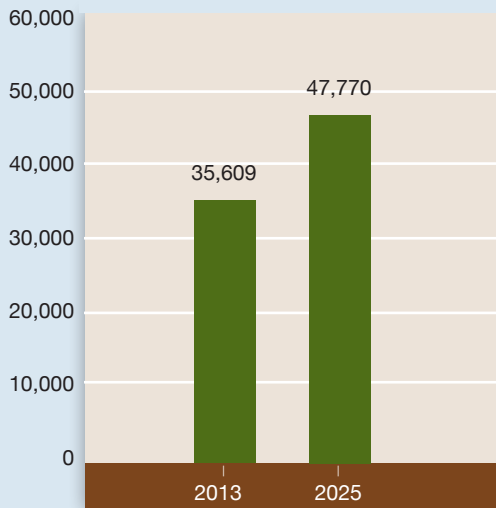


Source: Wake Forest Planning Department



Source: NC Office of State Budget & Management, US Census & Wake Forest Planning Department

population



## Population Projections

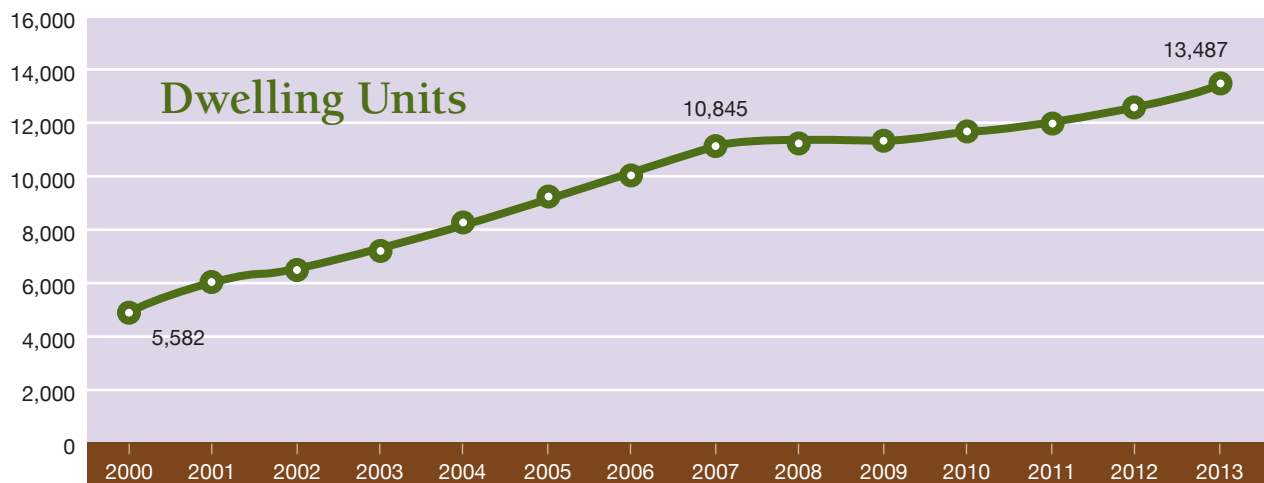
Wake Forest is projected to grow steadily over the next 10-15 years. Based on approved projects, potential undeveloped land, and recent population growth trends, the estimated population for Wake Forest in 2025 is 47,770.

Source: Wake Forest Planning Department

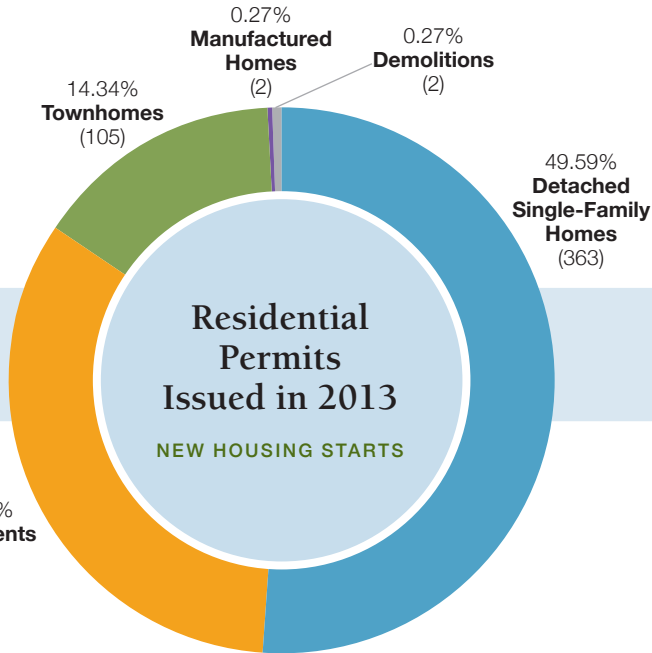
## Spatial Statistics

Acreage within Town Limits:	10,473 acres or 16.4 sq. miles
Contiguous Acreage:	8,800 acres
Non-Contiguous Acreage:	1,673 acres
Acreage within the ETJ*:	3,547 acres
Density (Persons Per Acre)	3.4
Dwelling Units Per Acre:	1.29

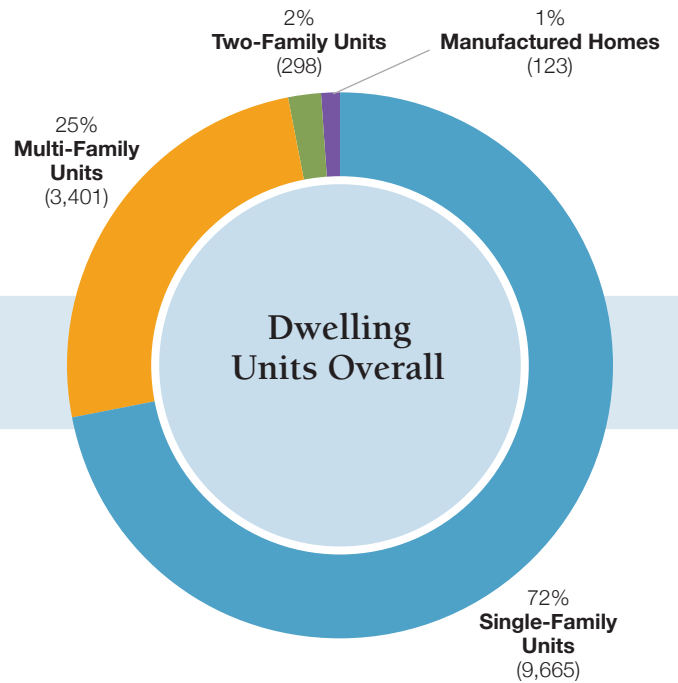
\*Extraterritorial Planning Jurisdiction



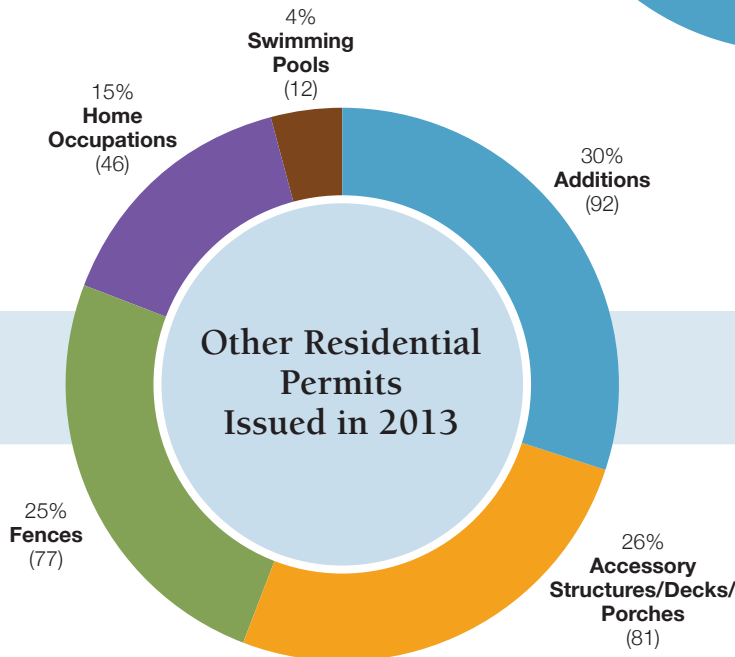
Source: Wake Forest Planning Department



\*Total valuation: \$85,383,696 (based on permit applications)



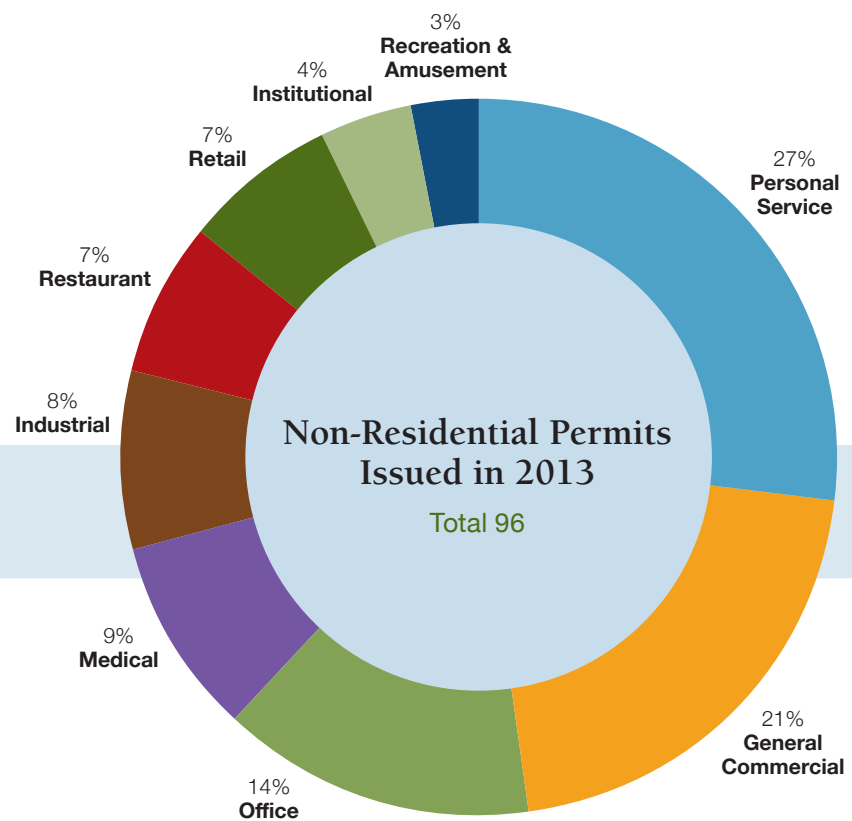
permits



\*Total valuation: \$3,321,135.50 (based on permit applications)



Source: Wake Forest Planning Department and Inspections Department

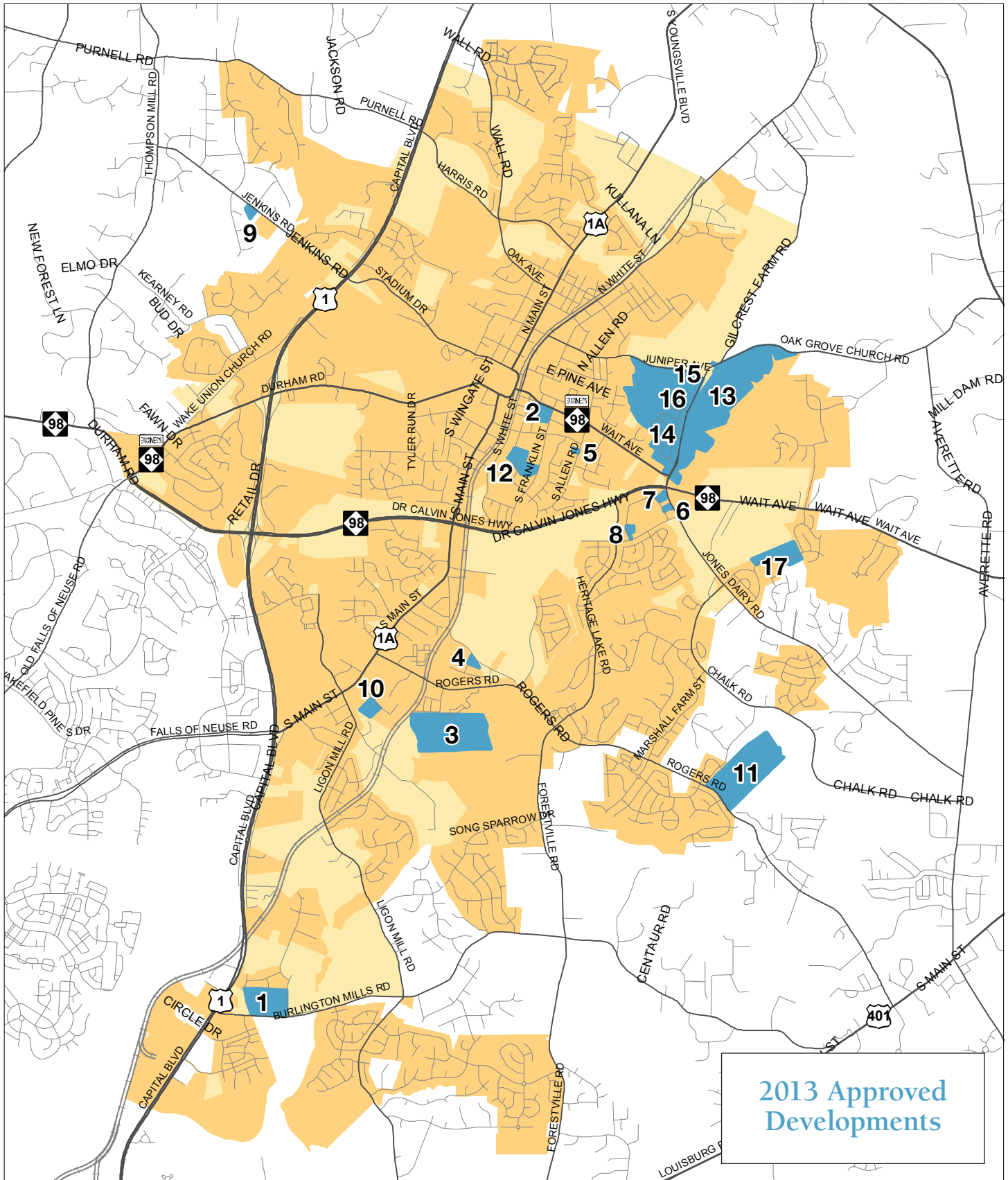


Source: Wake Forest Inspections Department

\*Total valuation: \$164,555,662 (based on permit applications)

## 2013 Approved Developments *See map on facing page*

Map #	Project Name	Location	Land Use	Acreage	Number of Lots/Units/Structures	Building Square Footage	Approval Date
1	<b>Endeavor Charter School</b>	Burlington Mills Road/One World Way	School	29.07	1 building	37,817	January 2013
2	<b>Wake EMC Expansion</b>	Wait Ave./S. Franklin Street	Office	4.75	1 building	28,880	February 2013
3	<b>Homestead at Heritage Wake Forest Subdivision</b>	Terminus of Heritage Branch Road	Single-family Subdivision	73	212 lots	N/A	June 2013
4	<b>1601 Heritage Commerce Court</b>	1601 Heritage Commerce Court	Warehouse	1.51	1 building	9,000	September 2013
5	<b>238 S. Allen Road</b>	238 South Allen Road	Beauty Salon	N/A	1 building	N/A	September 2013
6	<b>Meineke Car Care</b>	Gateway Commons Drive	Auto Repair Facility	0.5	1 building	4,200	September 2013
7	<b>Care First Animal Hospital</b>	Gateway Commons Drive	Veterinarian Office/Flex Space	1.47	1 building	13,200	November 2013
8	<b>Dollar Tree</b>	Gateway Commons Drive	Retail	1.39	1 building	9,900	November 2013
9	<b>Wake Forest Fire Station #4</b>	Jenkins Road	Public Safety Building	2.04	1 building	9,083	December 2013
10	<b>3Phoenix</b>	Capcom Drive	Office/Warehouse	5.913	1 building	31,000	November 2013
11	<b>Stonewater Subdivision</b>	Rogers Road	Single-Family Subdivision	73.93	134 lots	N/A	June 2013
12	<b>The Retreat at Renaissance</b>	Terminus of S. Brooks Street	Townhome Development	13.6	80 town-home units / 5 live/work units	N/A	August 2013
13	<b>Traditions Southeast Cluster Subdivision</b>	Traditions Grande Blvd.	Single-Family Subdivision	129.54	71 lots	N/A	July 2013
14	<b>Traditions Southwest, Phase 1 Revisions</b>	Traditions Grande Blvd.	Single-Family Subdivision	N/A	179 lots	N/A	October 2013
15	<b>Creek View Townhomes at Traditions</b>	Traditions Grande Blvd.	Townhome Development	17	125 units	N/A	July 2013
16	<b>Traditions Amenities Center</b>	Traditions Grande Blvd.	Amenities Center	3.16	1 building	N/A	July 2013
17	<b>Bowling Green Charleston Collection Subdivision</b>	Main Divide Drive	Single-Family Subdivision	12.99	80 lots	N/A	August 2013



Please note that this map is intended for illustrative purposes only. For specific inquiries regarding zoning boundaries, contact the Wake Forest Department of Planning & Inspections at 919-435-9510.

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## 2013 Zoning Activities *See map on facing page*

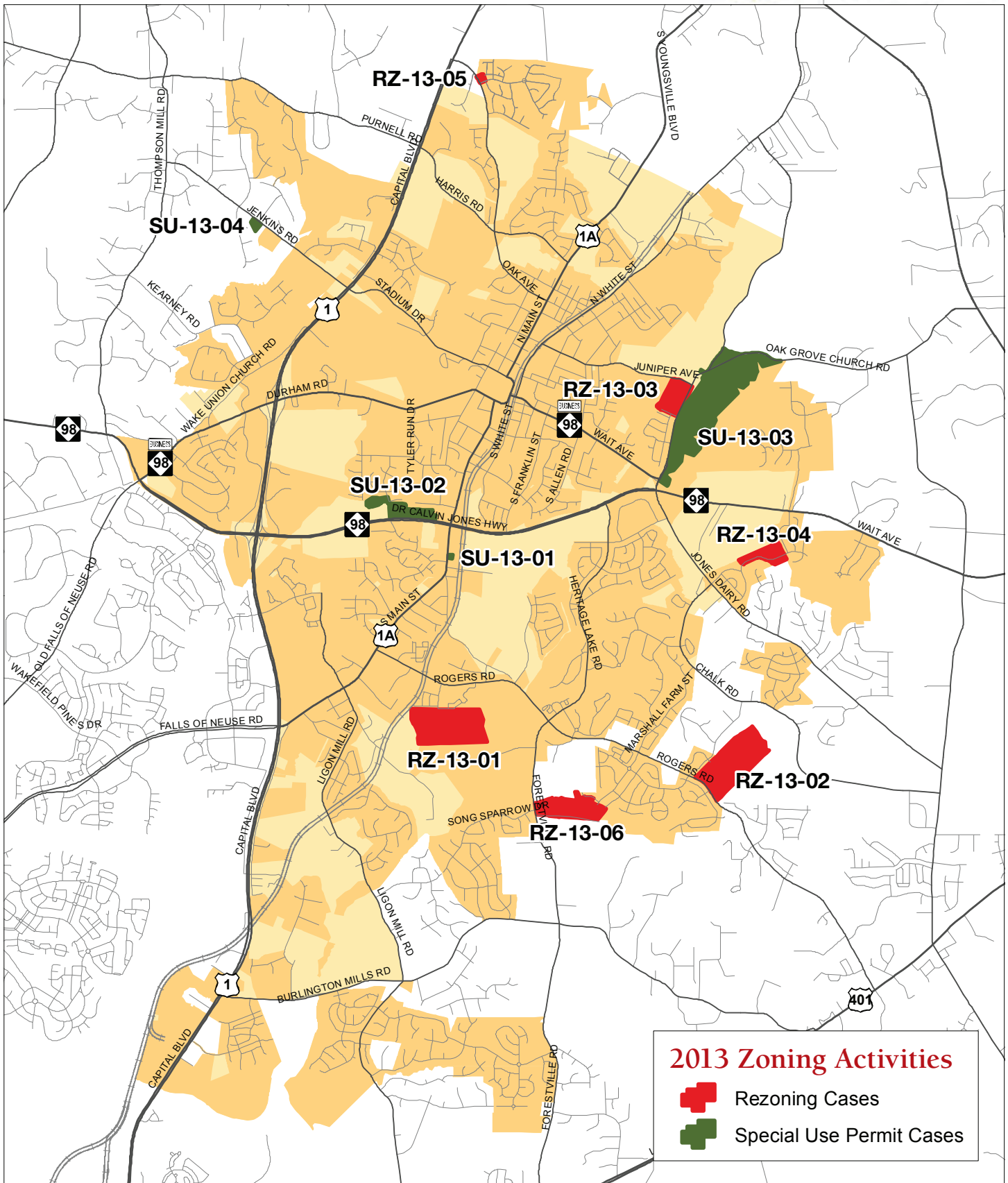
### REZONING CASES

Case #	Size	Project Name/Location	Tax Pin Number	Proposed Land Use	Existing Zoning	Proposed Zoning	Status
<b>RZ-13-01</b>	73 ac	Homestead @ Heritage / Terminus of Heritage Branch Road	1749-29-7500	212 lots; Single-Family Subdivision	CU-O&I	CU R-5	Approved 6/18/13
<b>RZ-13-02</b>	73.11 ac	Stonewater Subdivision / Rogers Road	1759-27-1667, 1759-27-9845, 1759-38-7742	134 lots; Single-Family Subdivision	R-30 (Wake County)	CU R-8	Approved 6/18/13
<b>RZ-13-03</b>	20.59 ac	Traditions Townhomes & Amenities Center / Traditions Grande Blvd.	1851-34-3228, 1851-01-8395	125 units; Townhome Development & Amenities Center	O-I, NB, R-5	C.U. O-I	Approved 7/16/13
<b>RZ-13-04</b>	12.99 ac	Bowling Green Charleston Collection / Main Divide Drive	1850-45-4942	80 lots; Single-Family Subdivision	CU GR10	CU RMX	Approved 10/15/13
<b>RZ-13-05</b>	1.21 ac	1320 Wall Road	1842-33-8597	N/A	C.U. HB	RMX	With-drawn by applicant
<b>RZ-13-06</b>	37.09 ac	Regency at Heritage Wake Forest / Forestville Road	1749-66-3478, 1749-66-9299, 1749-76-5204, & 1749-76-9436	67-lots; Single-Family Subdivision	R-30 (WC) & C.U. GR10	GR5 (CD)	Approved 1/21/2014

### SPECIAL USE PERMIT CASES

Case #	Size	Project Name/Location	Tax Pin Number	Proposed Land Use	Zoning	Site Info.	Status
<b>SU-13-01</b>	N/A	1219 S. Main Street	1840-25-7749	Auto Repair Facility	NB	N/A	Approved March 2013
<b>SU-13-02</b>	29.13 ac	Siena Drive Townhomes (NC-98 Bypass)	1840-07-6486; 1840-07-0859	Townhomes	CU-O&I	99 units	Denied August 2013
<b>SU-13-03</b>	141.23 ac	Traditions SE Cluster S/D (Traditions Grande Blvd.)	1851-44-1044	Cluster Subdivision	R-80W	71 lots	Approved July 2013
<b>SU-13-04</b>	2.04 ac	WF Fire Station #4 (Jenkins Road)	1831-58-5083 & 1831-58-4176	Fire Station	GR3 (FLWPOD)	N/A	Approved December 2013





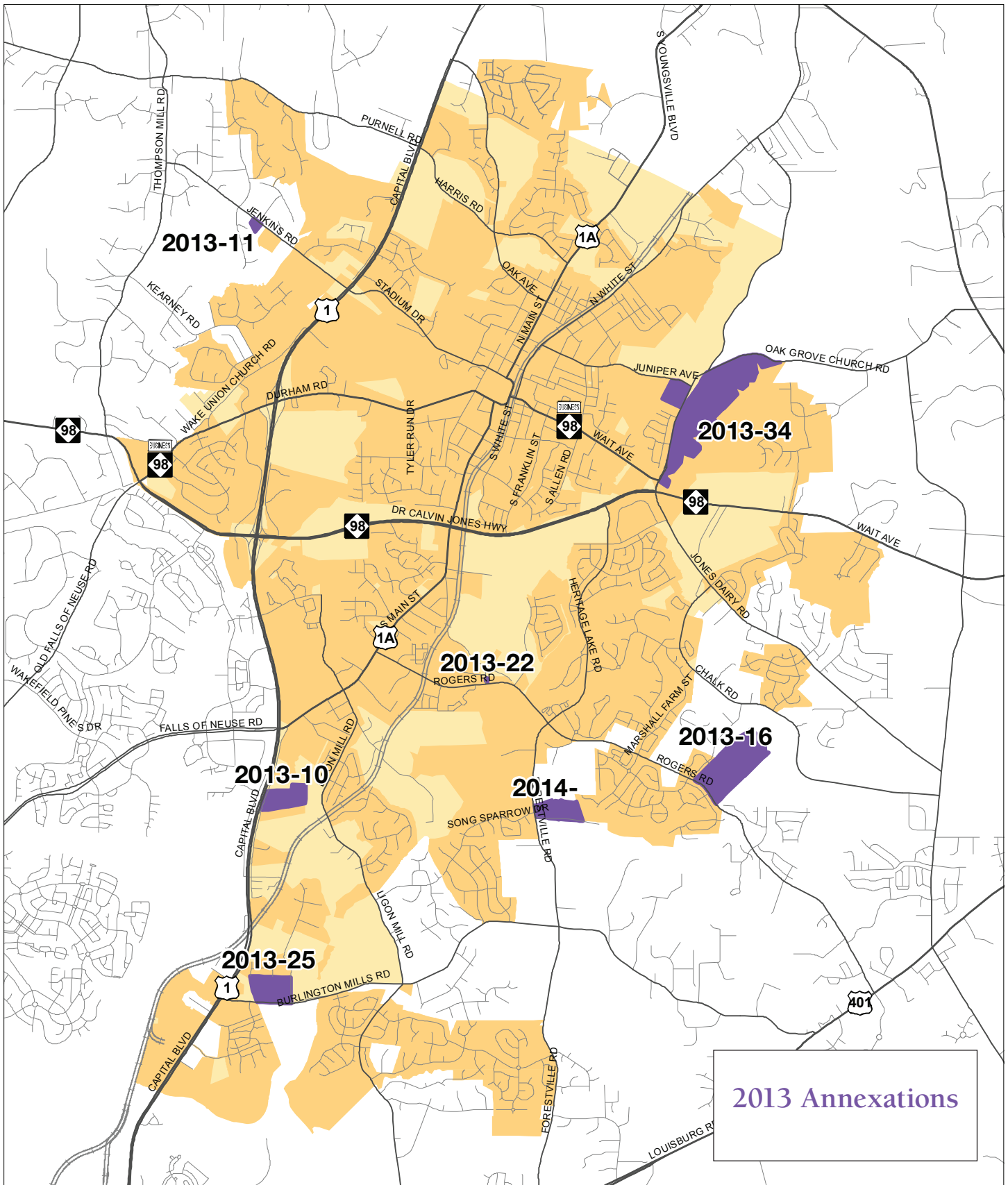
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## 2013 Annexations *See map on facing page*

#	Type	Owner/Land Use	Size	Location	Status
<b>2013-10</b>	Non-Contiguous	LaScala Associates, LLC / Villagio at LaScala Apartments	23.464 acres	10700 Block of Star Road	Approved April 2013
<b>2013-11</b>	Non-Contiguous	Peter Nguyen & Lynn K. Luu / Wake Forest Fire Department #4	2.05 acres	1505 & 1509 Jenkins Road	Approved May 2013
<b>2013-16</b>	Contiguous	Richard & Linda Linder & Matthew & Margaret Barrick / Stonewater Subdivision	73.11 acres	4300 Block of Rogers Road	Approved June 2013
<b>2013-22</b>	Contiguous	Javad Neakta / Portion of parking lot	0.122 acres	3332 Heritage Trade Drive	Approved August 2013
<b>2013-25</b>	Non-Contiguous	Endeavor Charter School Foundation / Endeavor Charter School	29.07 acres	Burlington Mills Road & One World Way	Approved September 2013
<b>2013-34</b>	Contiguous	WS-TWF Investments LLC / Traditions Townhomes / Amenities Center / SE Cluster Subdivision	143.36 acres	Traditions Grande Blvd. & Oak Grove Church Road	Approved December 2013
<b>2014-</b>	Contiguous	Forestville Road Investments, LLC / Regency at Heritage Wake Forest Subdivision	23.04 acres	1200 Block of Forestville Road	Approved January 2014



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WAKE FOREST

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\*Data in this report is current as of  
March 6, 2014, unless otherwise noted.